



August 30, 2013

## **NOTICE OF APPLICATION**

### **Tkkach Short Plat (2 lot subdivision)** **Application No. SP13-00005**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Short Plat subdivision (Level 2 Review) application for the following project:

**Project Description:** Tkkach Short Plat: A Short Plat application has been submitted by Group Four, Inc. requesting approval to allow for the subdivision of an existing 94,654 square foot lot (2.17 acres) to be subdivided into two (2) lots that will each have 48,061 square feet and 46,425 square feet, respectively. The property is currently undeveloped. The subdivision will allow a single family house on each lot. See attached drawing.

The zoning of the property is SF-S (Single Family Suburban) and the minimum lot size in this zone is 9,600 square feet.

The review of the short plat is administrative and there will not be a public meeting or public hearing.

**Location:** The project is located west of 227<sup>th</sup> Avenue SE and south of SE 51<sup>st</sup> Street in the North Issaquah subarea. KC Parcel No. 6646000020. See attached vicinity map.

**Date of Application:** August 16, 2013

**Application Complete:** August 28, 2013

**Permits Required:**

1. Transportation Concurrency, certificate issued on July 24, 2013.
2. Short Plat subdivision, Application SP13-00005.
3. Construction permits.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written

comments in response to this notice within 14 days or by **5:00 PM on Monday, September 13, 2013** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to [jerry@issaquahwa.gov](mailto:jerry@issaquahwa.gov)

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at [jerry@issaquahwa.gov](mailto:jerry@issaquahwa.gov) with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind  
Senior Planner

JL/jl

Attachments (4): vicinity map, short plat drawing, enlarged drawing of new lots, tree plan

cc: John Minato, DSD Director

David Favour, DSD Deputy Manager

Lucy Sloman, Land Development Manager

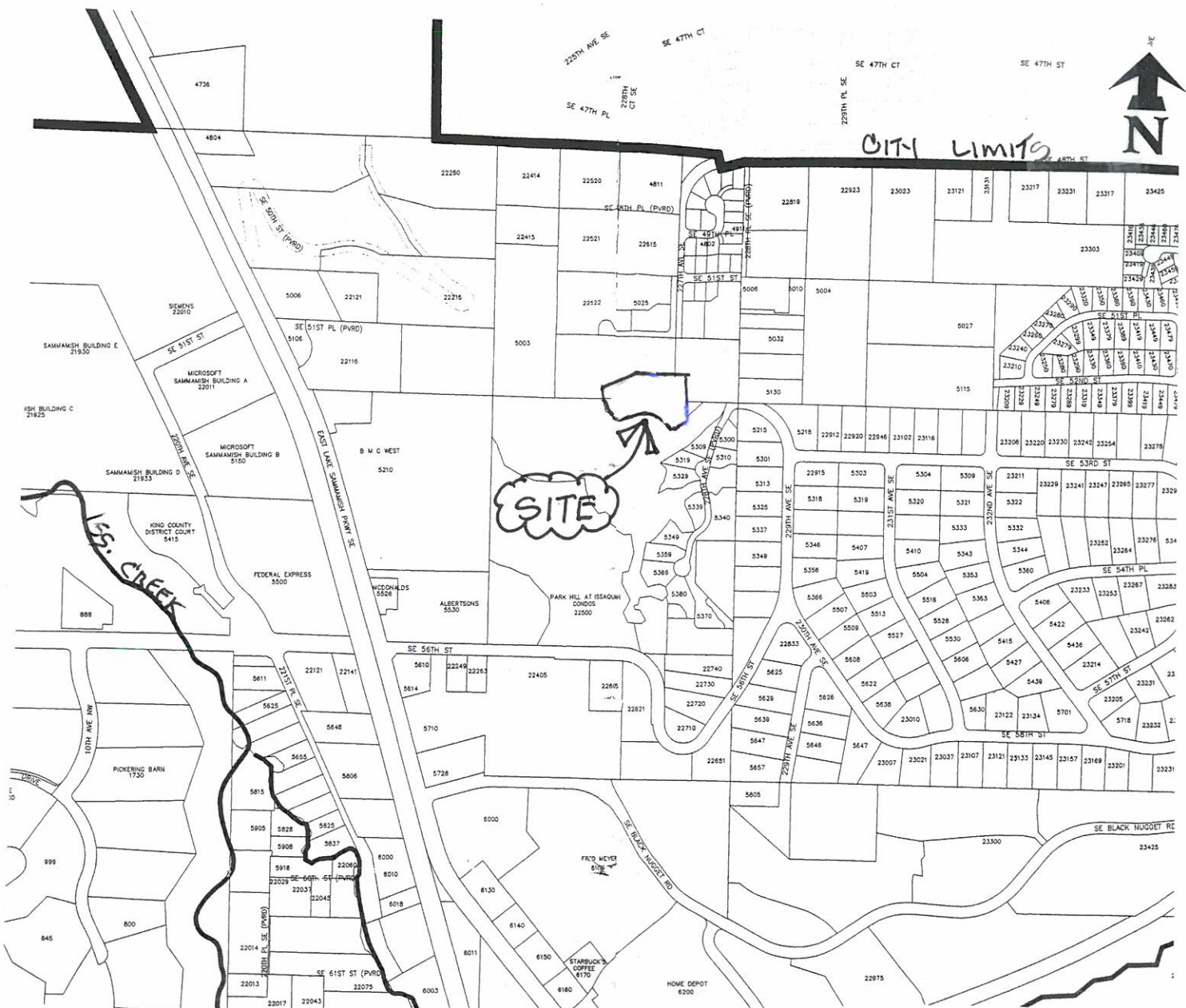
Ken Williams, Group Four, Inc. PO Box 1059, Lake Stevens, WA 98258 (by email)

Oleg & Anthony Tkach, 11704 59<sup>th</sup> Ave. SE, Snohomish, WA 98296

File Copy, SP13-00005

SP13-00005 Tkach short plat, notice of application 8-30-13

227<sup>th</sup> Avenue SE at SE 51<sup>st</sup> Street, Issaquah, WA  
(King County parcel No. 6646000020)



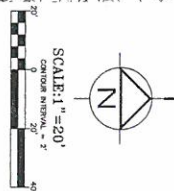










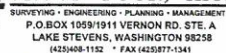


BOUNDARY NOTES	DATE	BY
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TR. D  
T.L. 66460000030

KING COUNTY

WASHINGTON



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